

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
NR/S Greenspring Avenue, 750' *
17501 Broadway Road *
(11727 Greenspring Avenue) *
8th Election District *
3rd Councilmanic District *
David Zimman, et ux *
Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-351-SPHX

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Exception to permit a Musicians' Studio in an existing structure separate from the dwelling structure located on the subject property and approval, pursuant to Section 500.7, of a Musicians' Studio as a Special Exception in an existing structure separate from the dwelling and a determination as to whether or not the said structure should be approved as an accessory structure in its present location in the front yard of the subject site, all of which is more particularly described on Petitioner's Exhibit 1, A and B.

The Petitioners, David Zimman and Mary Zimman, were not present and did not testify. They were represented in this matter by Jeffrey H. Scherr and Paul S. Teitelbaum of Kramon and Graham, P.A. The Petitioners were supported in their request by the Baltimore Symphony Orchestra. The B.S.O. was represented by Andrea M. Mattel of Piper and Marbury. Also, appearing for the Petitioners was Bruce Finkelstein of HMF Architects and Engineers.

Protestant, Howard P. Sugaman, appeared and testified and was represented by Jeffrey P. McEvoy, Esquire.

PETITION FOR SPECIAL EXCEPTION 3/28/88-D

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-351-SPHX

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a musician's studio (in an existing structure separate from the dwelling).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
David Zimman
Mary Zimman
Signature
Address
City and State

Attorney for Petitioner:
Jeffrey H. Scherr
(Type or Print Name)
Signature
Address
City and State

Kramon & Graham, P.A.
Address Sun Life Building
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: (301) 752-6030

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of December, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of March, 1988, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

This request is, in essence, two issues in one case. The second request (Special Hearing) is contingent upon the granting of the first issue, namely, the Special Exception. The property in question is a parcel of approximately 17 acres of R.C.5 zoned land located off of Greenspring Avenue in the 8th Election District of Baltimore County. The property, as indicated on the site survey marked Petitioner's Exhibit 1, is serviced by a stone driveway of nearly 2500 feet in length. The home and accessory structures are located closest to the northeast property boundary of the subject site.

The Special Exception concerns the appropriateness of allowing a "Professional Office" to be located on the subject site, pursuant to Section 1A04.2.B.10A. of the Baltimore County Zoning Regulations (B.C.Z.R.). That section specifically requires that in an R.C.5 zone a "professional office" or studio for a musician may exist if granted by a special exception. The regulations require the office or studio for a musician to be established within the same building as the professional person's primary residence and that the studio does not occupy more than 25% of the total floor area of that residence.

Some of the facts in this case are extremely debatable. However, the following are the relevant facts necessary to resolve the outstanding issue raised in this case. As of the hearing on March 10, 1988, Mr. and Mrs. Zimman do not own the subject property. The property has been sold to the Baltimore Symphony Orchestra and is to be used by them for visiting musicians and dignitaries connected with the Orchestra. It is equally clear that this Music Studio has been in existence since approximately 1985 when the then Zoning Commissioner granted a conditional permit to convert a one story car barn

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

A musician's studio, as a special exception, in an existing structure separate from the dwelling, and whether or not said structure should be approved as an accessory structure in its present location in the front yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
David Zimman
Mary Zimman
Signature
Address
City and State

Attorney for Petitioner:
Jeffrey H. Scherr
(Type or Print Name)
Signature
Address
City and State

Kramon & Graham, P.A.
Address Sun Life Building
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: (301) 752-6030

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of December, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of March, 1988, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(approximately 20 x 73 feet) into a Music Studio with a remaining one car garage. The final conversion of this building is, represented in the after received Exhibits, marked Petitioner's A, B and C. These Exhibits were provided in accordance with instructions issued by the Zoning Commissioner from the bench at the conclusion of the hearing on this matter.

The facts and evidence indicate that no musician is presently residing on the subject property. The Petitioner, David Zimman, is the Conductor of the Baltimore Symphony Orchestra and now resides at a different location. He has no ownership interest in the subject property.

Based upon the facts and evidence in the record, it is undeniably true that a special exception, pursuant to Section 1A04.2.B.10A., is inconsistent with both the spirit and intent and the literal requirements of the B.C.Z.R. The evidence in the record indicates that this Music Studio is not an accessory use to any professional person. The subject property is not the primary residence of anyone.

This location does not comply with the requirements of a professional Musicians' Studio as an accessory use connected with the Musicians' primary residence, as required by Section 1A04.2.B.10A. of the B.C.Z.R. The evidence does not establish a Musicians' Studio, however, there is a possibility that the new use of the subject site could be as a conservatory or other fine arts' school.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested Special Exception should be denied.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County, this 28th day of April, 1988 that approval, pursuant to Section 500.7, of a Musicians' Studio as a special exception in an existing structure separate

Zoning Description
Starting at a point 40' Due North of the intersection of the C/P of Ridge Valley Drive and Harway Inside Rd. then running a distance of 395' Due East to the P.Q.B. thence running the following courses and distances:-

S 44° 35' 45" W 165 FT
S 46° 50' 45" W 132 FT
S 28° 39' 15" E 99 FT
S 31° 37' 15" E 198 FT
S 37° 39' 15" E 363 FT
S 38° 20' 05" E 330 FT
N 53° 20' 03" E 1,041.89 FT
N 13° 01' 00" W 298.98 FT
S 82° 20' 45" W 264.00 FT
S 81° 50' 45" W 198.00 FT
S 83° 05' 45" W 339.32
N 49° 39' 15" W 346.50 FT. RETURNING TO THE P.Q.B.

Containing 17.011 Ac. in the 8TH Election District. Also known as 11727 Greenspring Ave.

from the dwelling and, a determination as to whether or not the said structure should be approved as an accessory structure in its present location in the front yard of the subject site, be and the same is hereby DENIED.

J. Robert Haines
ZONING COMMISSIONER OF BALTIMORE COUNTY

JRH:mm
cc: Peoples Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: February 24, 1988
Posted for: Special Hearing
Petitioner: David Zimman, et ux
Location of property: 11727 Greenspring Ave., Towson, MD 21201
Location of Sign: 11727 Greenspring Ave. at intersection of Ridge Valley Drive and Harway Inside Rd.
Remarks: A musician's studio, as a special exception, in an existing structure separate from the dwelling.
Posted by: J. Robert Haines Date of return: March 4, 1988

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning and Zoning Regulations of Baltimore County, has scheduled a public hearing on the following petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a musician's studio (in an existing structure separate from the dwelling).

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 18, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 18, 1988.

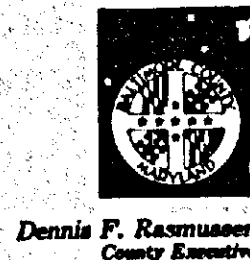
THE JEFFERSONIAN,

Husan Shukla Oberst
Publisher

ESTIMATED LENGTH OF HEARING 1/2HR. (over)
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
REVIEWED BY: DATE 11/25/87

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

Date: MAR 02 1988



Mr. & Mrs. David Zimman
11727 Greenspring Avenue
Lutherville, Maryland 21093

Re: Case numbers 88-351-SPHX
Petitions for Special Hearing and Special Exception
NE/S Greenspring Avenue, 750' NW c/l Broadway Road
(11727 Greenspring Avenue)
8th Election District - 3rd Councilmanic District
Petitioners: David Zimman, et ux

Dear Mr. & Mrs. Zimman:

Please be advised that \$10.10 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50590
DATE: 4-5-88
AMOUNT: \$ 110.10
RECEIVED BY: David Zimman
FOR: 3/10/88 hearing
VALIDATION OR SIGNATURE OF CASHIER

File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-351-SPHX
Petitions for Special Hearing and Special Exception
NE/S Greenspring Avenue, 750' NW c/l Broadway Road
(11727 Greenspring Avenue)
8th Election District - 3rd Councilmanic District
Petitioners: David Zimman, et ux
DATE/TIME: THURSDAY, MARCH 10, 1988 at 9:00 a.m.

Special Hearing: A musician's studio, as a special exception, in an existing structure separate from the dwelling, and whether or not said structure should be approved as an accessory structure in its present location in the front yard.

Special Exception: A musician's studio (in an existing structure separate from the dwelling).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

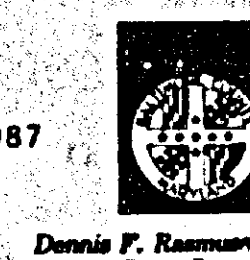
cc: Mr. & Mrs. David Zimman

Jeffrey H. Scherr, Esq.

File

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

December 21, 1987



Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 194, 195, 196, 197, 198, 199, 201, 202, 203, 204, and 205.

Very truly yours,

Michael S. Flantigan
Traffic Engineer Associate II

MSF:ab

RECEIVED
JAN 20 1988

ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-6500

December 15, 1987



Paul H. Reincke
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: David Zimman, et ux

Location: NE/S Greenspring Avenue, 750' NW c/l Broadway Road

Item No.: 203

Zoning Agenda: Meeting of 12/8/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and
[Signature] Approved: [Signature]
Special Inspection Division

/31

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: February 22, 1988

FROM: P. David Fields
Director of Planning and Zoning
Zoning Petition Nos. 88-357-A, 88-369-A,
88-370-A, 88-344-A, 88-345-A,
SUBJECT: 88-346-A, 88-351-SPHX, 88-353-X, 88-371-A

RECEIVED
MAR 1 1988
ZONING OFFICE

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields per J. H. Howell
P. David Fields
Director

PDF:ime

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

88-351-SPHX

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
25th day of December, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: David Zimman, et ux
Petitioner's
Attorney: Jeffrey H. Scherr, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
Charles Center, Sun Life Building
Baltimore, Maryland 21201

PE: Item No. 203 - Case No. 88-351-SPHX
Petitioner: David Zimman, et ux
Petitions for Special Hearing and
Special Exception

Dear Mr. Scherr:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL EXCEPTION : OF BALTIMORE COUNTY
NE/S Greenspring Ave., 750' NW :
C/L Broadway Rd. (11727 :
Greenspring Ave.), 8th District :
DAVID ZIMMAN, et ux, Petitioners: Case No. 88-351-SPHX

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 29th day of January, 1988, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Kramon & Graham, P.A., Sun Life Bldg., Charles Center, 6th Floor, 20 S. Charles St., Baltimore, MD 21201, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

LAW OFFICES
KRAMON & GRAHAM, P.A.

Sun Life Building
Charles Center
BALTIMORE, MARYLAND 21201
(410) 782-6030
TELEFAX
(410) 782-1088

March 16, 1988

HAND DELIVERED

Mr. J. Robert Haines
Zoning Commissioner of Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: Item No. 203 - Case No.
88-351-SPHX
Petitioner: David Zimman

Dear Mr. Haines:

Attached are the blueprints you requested concerning the above-captioned matter. Three sheets, labeled ME-1, A-1 and A-2, are enclosed.

Please do not hesitate to call me should you require further information.

Sincerely,

Paul S. Teitelbaum

FST:ecm
Attachments

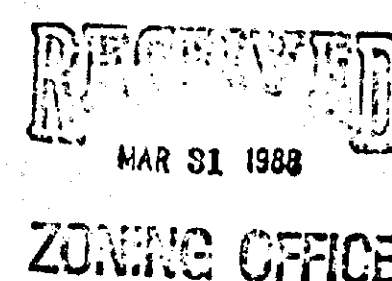
**LAW OFFICES OF
MELNICOVE, KAUFMAN, WEINER, SMOUSE & GARBIS, P.A.**

**36 SOUTH CHARLES STREET
SIXTH FLOOR
BALTIMORE, MARYLAND 21201-3060**

BALTIMORE (410) 332-8543
WASHINGTON (202) 778-8088
FAX (410) 332-8544
TELEX (700) 242 844

WRITER'S DIRECT DIAL NO:
332-8543

MARCH 31, 1988



The Honorable J. Robert Haines
Baltimore County Zoning Commissioner
11 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Haines:

On March 10, 1988, you heard a request for a special exception by David and Mary Zinnman to establish a musician's studio at the Zinnman's residence on Greenspring Avenue. At the hearing, you held the record open to allow the Zinnman's architect to submit the music room plans for your examination. At the close of the hearing, the Zinnman's attorney revealed that the Zinnmans are no longer the party in interest in this matter because the Baltimore Symphony Orchestra had purchased the property. Based upon the statements of Calman Zamoiski, Jr. published in The Evening Sun after the hearing, the intentions of the BSO as to the use of the property are not clear.

I believe it would now be appropriate to reconvene the hearing and subpoena a representative of the BSO. My client, Howard Sugarman, a protestant at the hearing, has a direct interest in reviewing these plans and examining the architect and an appropriate BSO representative. The special exception regulations make it clear that, by special exception, a music studio may be attached to a professional musician's primary residence. It is now clear, after reviewing the plans and

MELNICOVE, KAUFMAN, WEINER, SMOUSE & GARBIS, P.A.

**Baltimore County Zoning Commissioner
March 31, 1988
Page 2**

hearing the comments of Mr. Zamoiski, that the former Zinnman home may not be a primary residence for anyone, and that, in any case, what has actually been constructed is a substantial structure which will not be used as a music studio attached to the primary residence of a professional person.

Therefore, we respectfully request that you reconvene the hearing and subpoena both the architect and an appropriate official of the BSO.

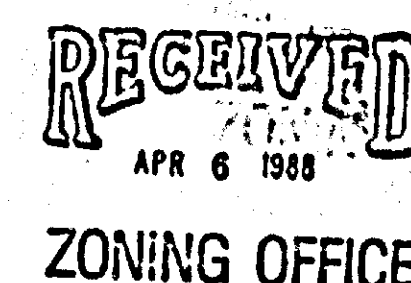
Sincerely yours,
Jeffrey P. McEvoy
Jeffrey P. McEvoy

cc: Andrea M. Mattei, Esq.
Jeffrey H. Scherr, Esq.
4711c

**LAW OFFICES
KRAMON & GRAHAM, P.A.**

**300 LEE STREET
BALTIMORE, MARYLAND 21201
(410) 788-8030
TELESCOPIER
(410) 838-1888**

April 6, 1988



HAND DELIVERED

The Honorable J. Robert Haines
Baltimore County Zoning Commissioner
11 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Petition for Special Exception
NE/S Greenspring Avenue, 750'
NW C/L Broadway Road (11727
Greenspring Avenue), Eighth
District - David Zinnman, et
ux, Petitioners
Case No. 88-351-SPHX

Dear Commissioner Haines:

This letter is in response to the letter of March 31, 1988 from Jeffrey P. McEvoy, Esquire, regarding the above-captioned matter.

When the Petitions were filed, the property in question was owned by the Zinnmans. The fact that it subsequently changed hands should have no bearing on the relief requested. Because Special Exceptions run with the land, every Special Exception granted may, at some future time, be utilized by persons other than the original applicants for the Special Exception. Therefore, the fact that the Baltimore Symphony Orchestra would have the benefit of any relief that should be granted is in no respect unusual.

Further, regardless of who has title to the Property, that owner will necessarily have to conform his use of the Property to the scope of relief granted in response to the Petitions. Thus, there is no substance to the concern that an unintended result might arise should the requested relief be granted subsequent to the sale by the Zinnmans.

The Honorable J. Robert Haines
April 6, 1988
Page Two

Mr. McEvoy's letter emphasizes the fact that music studios are permitted as Special Exceptions in RC-5 districts if they are attached to the primary residence of a professional person. The zoning Petitions expressly recognize this fact, and the relief requested includes approval of a detached music studio. Both the Special Exception and Special Hearing state clearly that the proposed studio would be separate from the dwelling. If these Petitions are not granted and the studio is returned to its former state, our client or the Symphony will be forced to disassemble an attractive music studio and reestablish the former structure, which was a car barn, in all its dilapidated glory.

Finally, it would be most unusual, and I respectfully submit that it would establish unwanted precedent, to allow hearings to be motivated by a newspaper article.

For the reasons set forth herein, I respectfully suggest that the issues raised by Mr. McEvoy's letter are not germane to the issues raised in the Petitions and that the relief requested be granted.

Sincerely,
Jeffrey H. Scherr
Jeffrey H. Scherr

JHS:ecm
cc: Andrea Mattei, Esquire
Jeffrey P. McEvoy, Esquire

**Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353**

**J. Robert Haines
Zoning Commissioner**



April 28, 1988

Jeffrey H. Scherr, Esquire
Paul S. Teitelbaum, Esquire
Kramon and Graham, P.A.
Sun Life Building
Charles Center
Baltimore, Maryland 21201

RE: Case # 88-351-SPHX
Petition for Special Hearing and Special Exception
David Zinnman, et ux, Petitioners

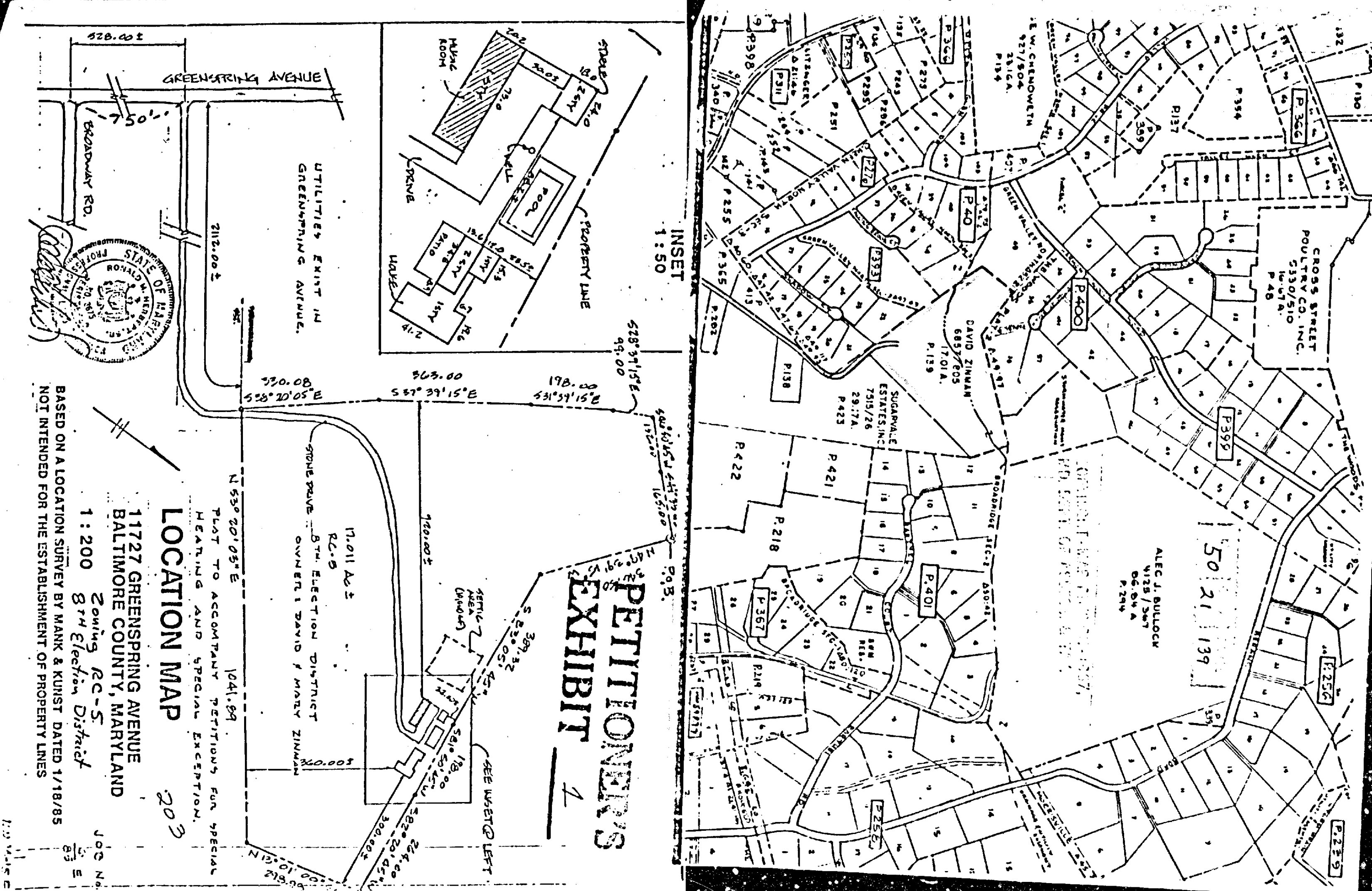
Gentlemen:

Pursuant to recent hearing held on the subject case, please be advised that your Petition for Special Hearing and Special Exception has been Denied.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:mmm
cc: Jeffrey P. McEvoy, Esquire
cc: Andrea M. Mattei, Attorney
Piper and Marbury



ZINMAN STUDIO BALTIMORE COUNTY, MARYLAND

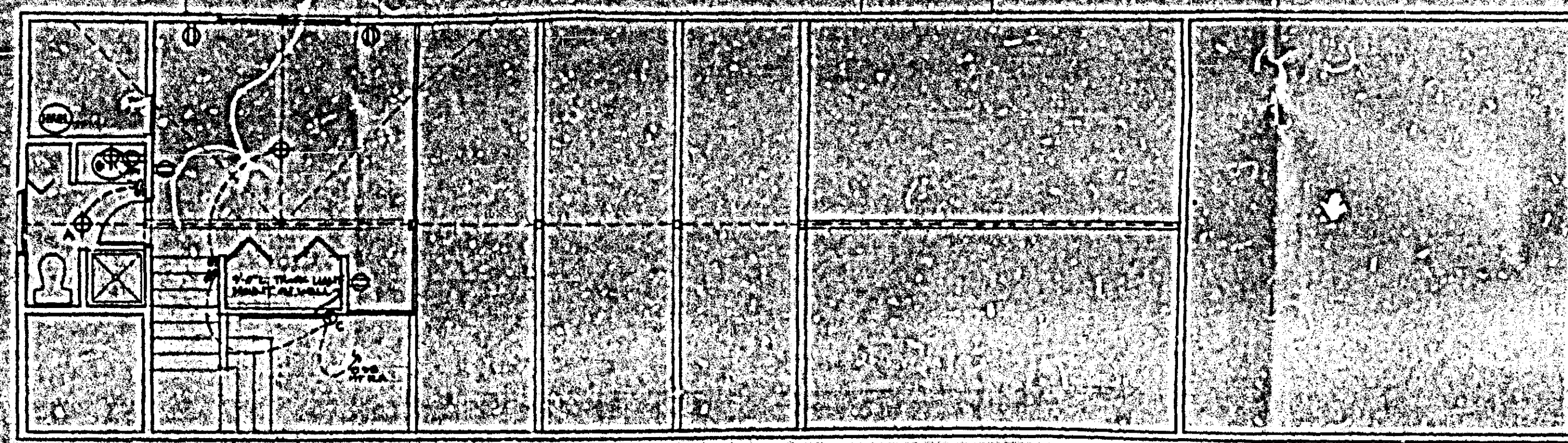
BENJAMIN
BROTMAN AIA
H. BRUCE
FINFELSTEIN AIA

MECH/ELEC. PLAN

DATE: 4/15/85

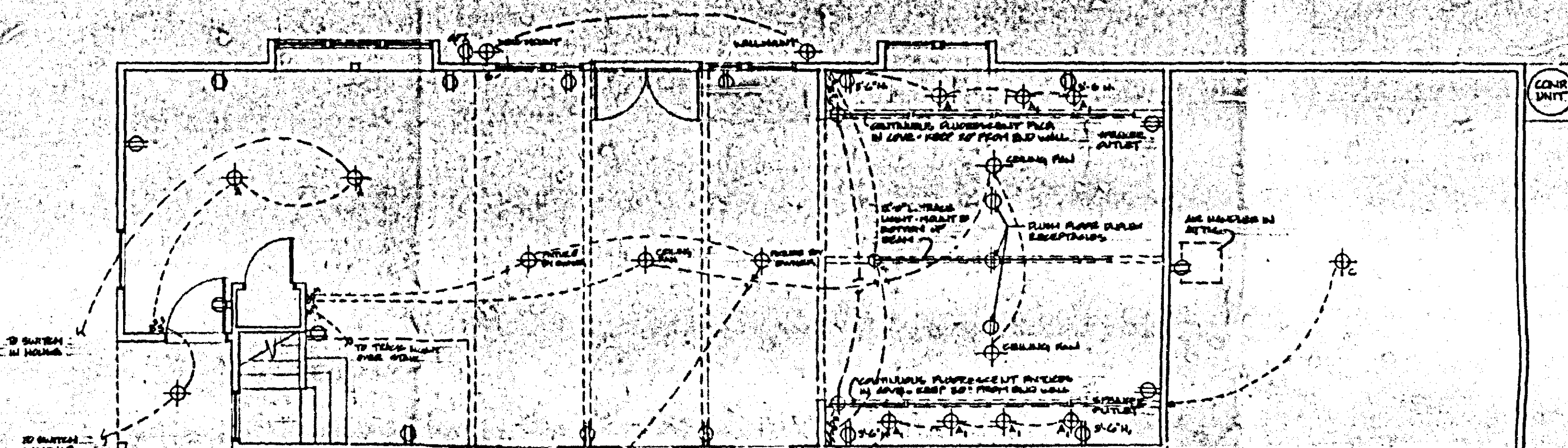
0407

ME



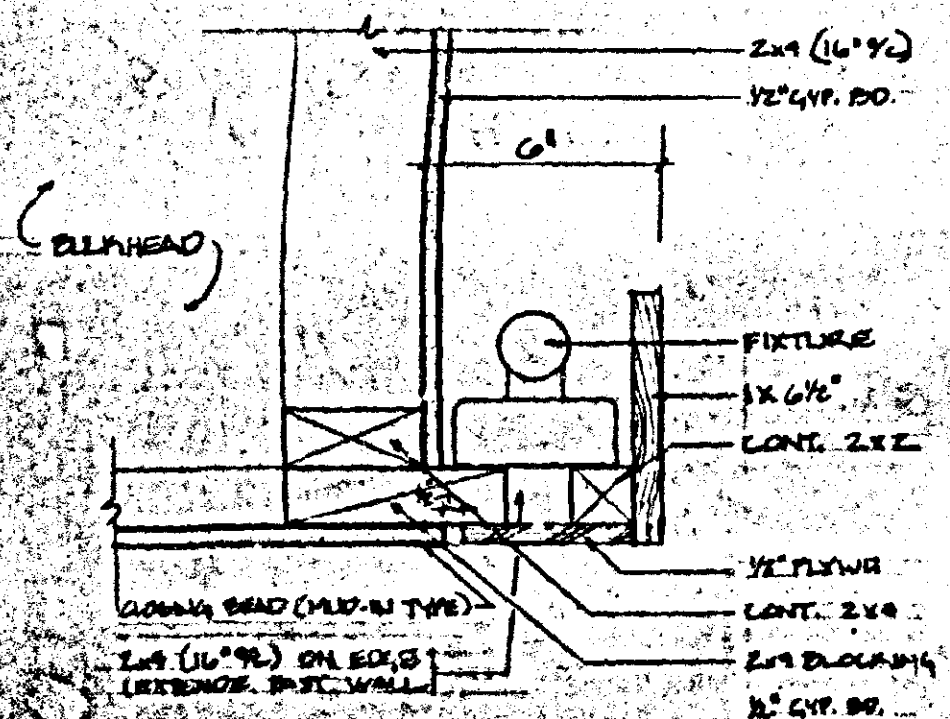
| SYMBOL | DESCRIPTION |
|--------|---|
| A | LIGHTS: 1" DIA. DOWNLIGHT W/ 117V FLUO. OPAL GLASS REFLECTOR TYP. (WHITE) |
| B | LIGHTS: 1" DIA. DOWNLIGHT W/ 117V FLUO. OPAL GLASS REFLECTOR TYP. (WHITE) |
| C | LIGHTS: 1" DIA. DOWNLIGHT W/ 117V FLUO. OPAL GLASS REFLECTOR TYP. (WHITE) |

② LOFT FLOOR MECH/ELEC. PLAN
SCALE: 1/4" = 1'-0"



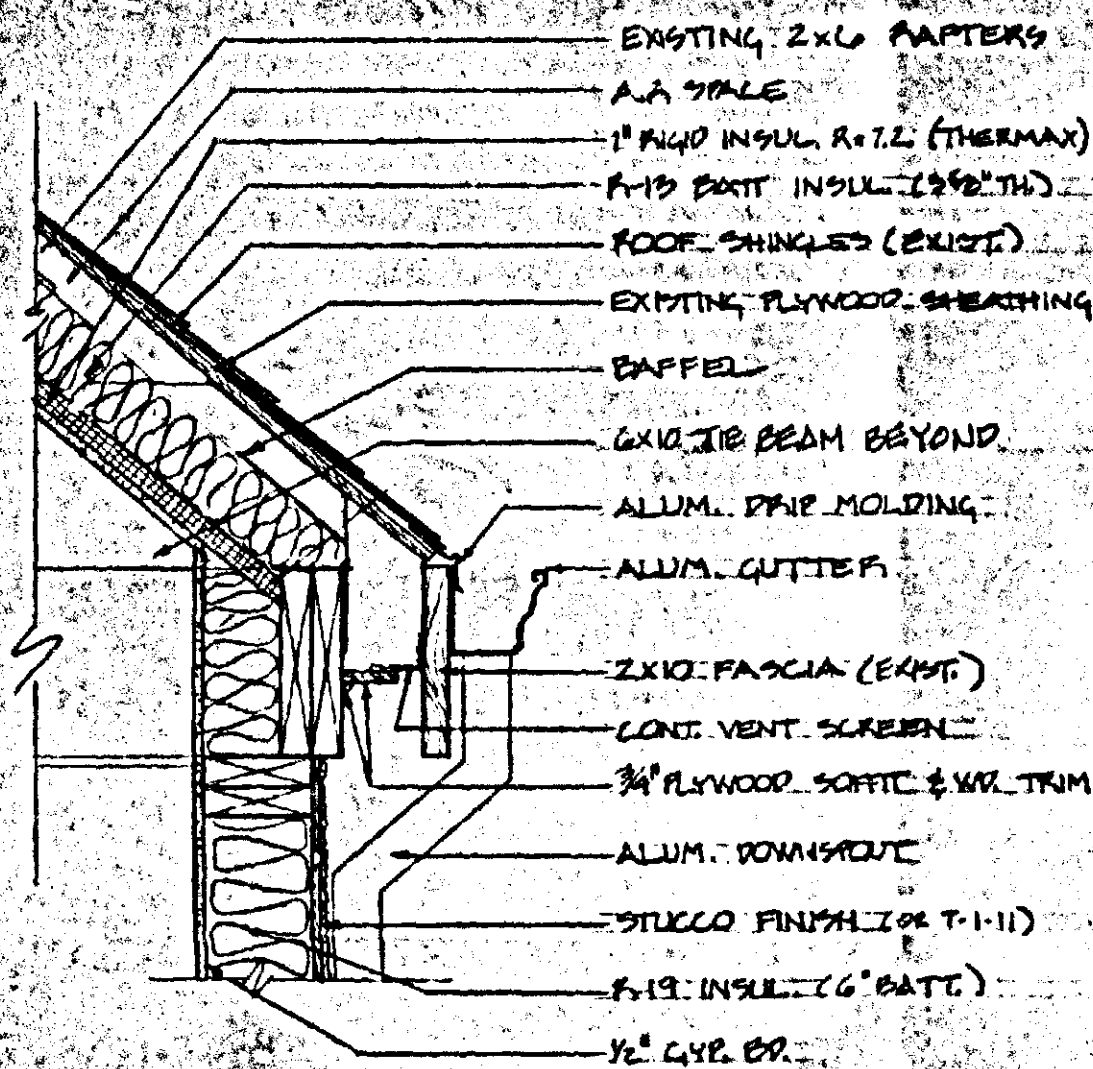
| SYMBOL | DESCRIPTION |
|--------|---|
| A | LIGHTS: 1" DIA. DOWNLIGHT W/ 117V FLUO. OPAL GLASS REFLECTOR TYP. (WHITE) |
| B | LIGHTS: 1" DIA. DOWNLIGHT W/ 117V FLUO. OPAL GLASS REFLECTOR TYP. (WHITE) |
| C | LIGHTS: 1" DIA. DOWNLIGHT W/ 117V FLUO. OPAL GLASS REFLECTOR TYP. (WHITE) |

① FIRST FLOOR MECH/ELEC. PLAN
SCALE: 1/4" = 1'-0"

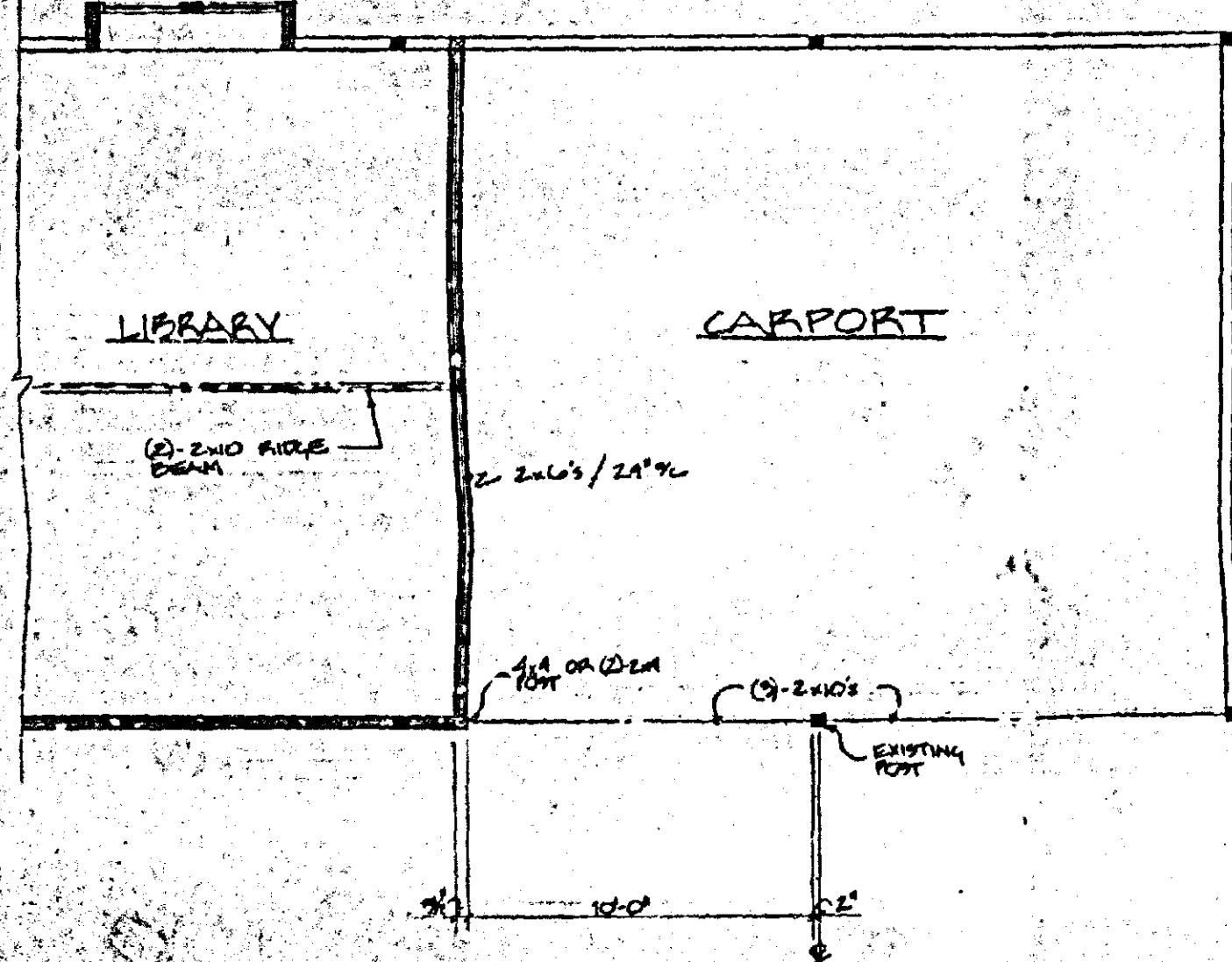


③ COVE LIGHTING DETAIL
SCALE: 3/4" = 1'-0"

PETITIONER'S
EXHIBIT A

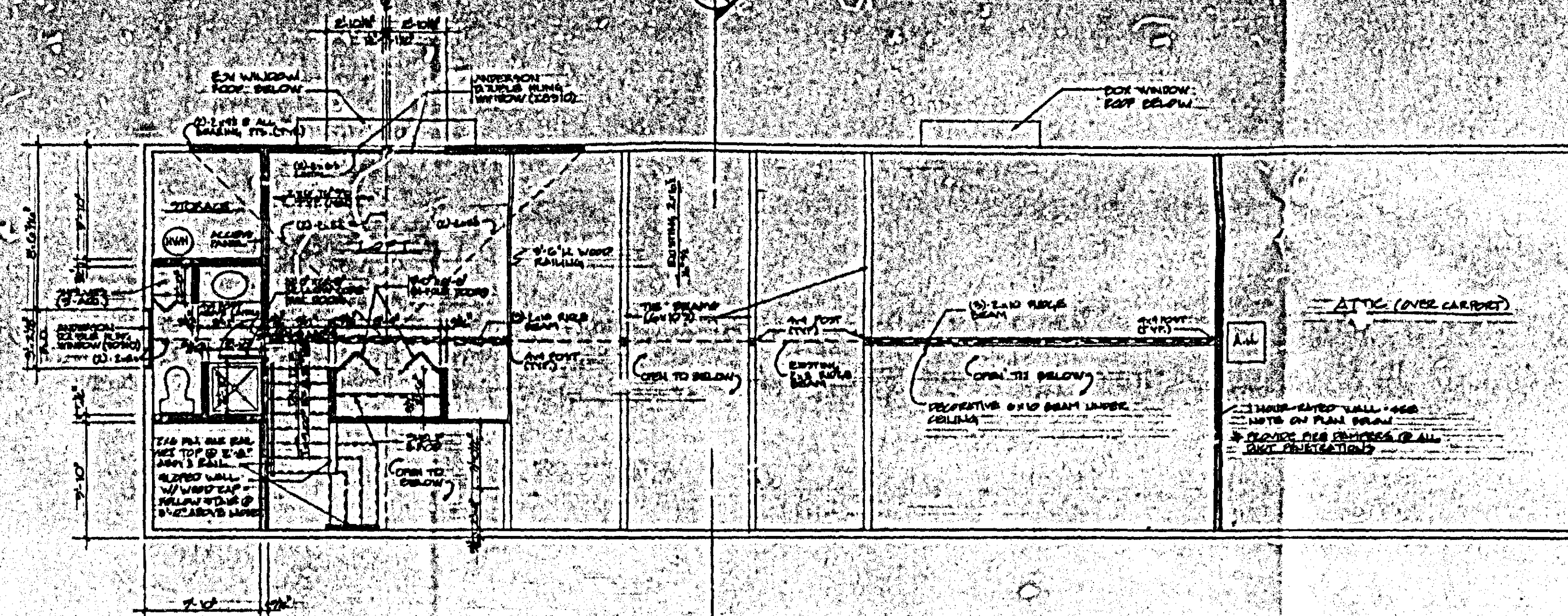


4. TYPICAL EAVE DETAIL
 A-1 SCALE: 1/2" = 1'-0"



3. ALTERNATE FIRST FLOOR PLAN
 A-1 SCALE: 1/4" = 1'-0"

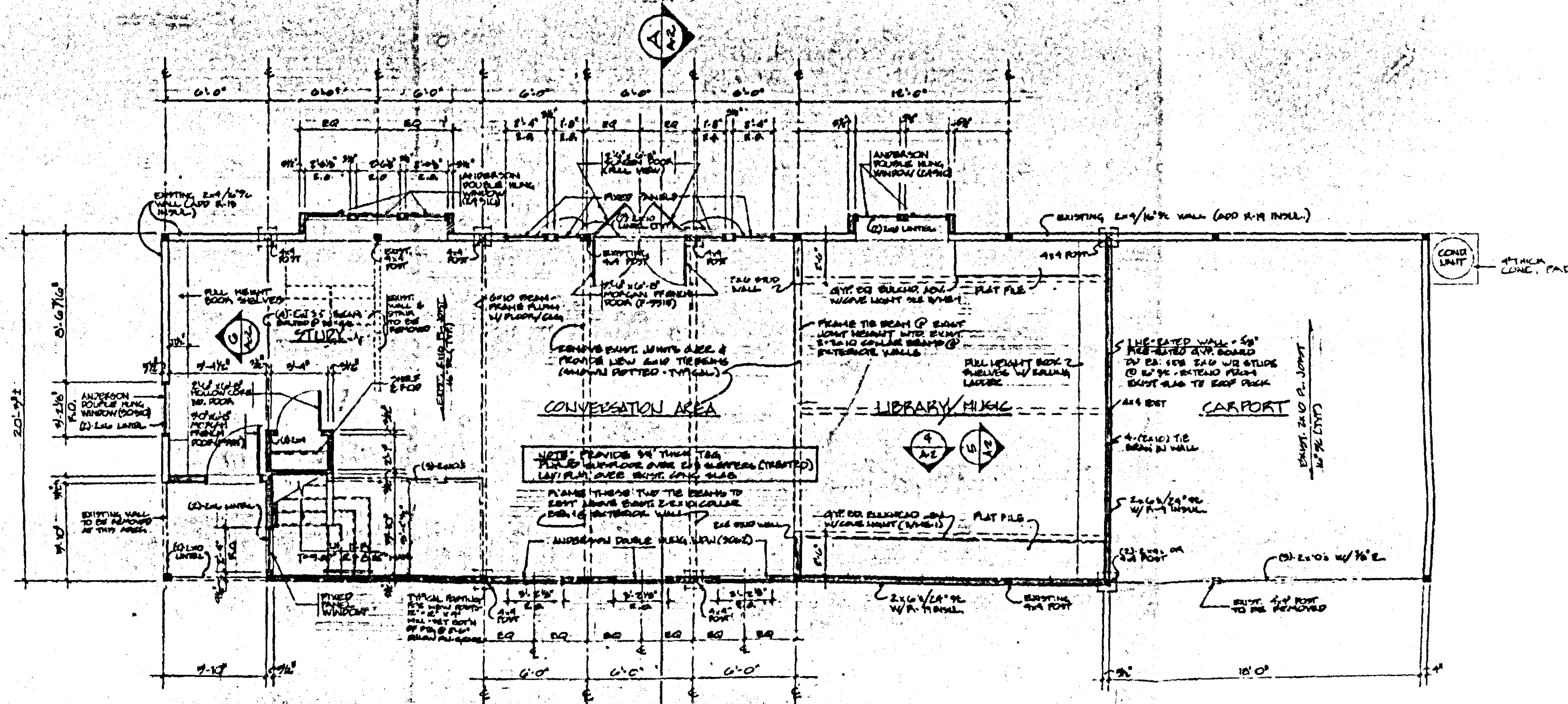
NOTE: SEE 1/4" FOR DIMENSIONS & NOTES
 UNLESS OTHERWISE NOTED. REMAINDER
 OF PLAN SAME AS 1/4".



2. LOFT FLOOR PLAN
 A-1 SCALE: 1/4" = 1'-0"

NOTES:
 1- CONTRACTOR TO VERIFY
 FOOTING SIZES
 2- ALL WOOD TO BE DOUGLAS
 FIR AND/OR LARCH OR CA BETTER
 3- ALL CONCRETE TO BE 3,000 PSI

NEW CONSTRUCTION
 EXISTING CONSTRUCTION
 REMAINING 1/4" POST



1. FIRST FLOOR PLAN
 A-1 SCALE: 1/4" = 1'-0"

PETI
 EXH

RECEIVED 4/16/81

APR 16 1981

3-11-81

A-2